

February 23, 2010

**Revised Preliminary Site Plan**

**and Revised Conveyance Plat:** Custer Star Addition, Block A, Lots 6 & 7  
(PSPCP10-0001)

**Owner(s):** Eldorado Crossing, LLC and LCG Investment CO., LP

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**DESCRIPTION:**

Two restaurants with drive thru's on two lots on 3.2± acres on the west side of Custer Road, 600± feet north of Eldorado Parkway. Zoned Retail with a Specific Use Permit (S-169) for a Big Box. Neighborhood #6. JE

**REMARKS:**

Revised Preliminary Site Plan

<b>Purpose of Revision:</b>	To modify the lot lines and the fire lane, access and utility easement between Lots 6 and 7.
<b>Access:</b>	Access is provided from Custer Road.
<b>Cross access:</b>	Cross access is provided throughout the development.
<b>Parking:</b>	Parking is adequate.
<b>Open space:</b>	Open space is adequate.
<b>Tree Preservation:</b>	The site contains protected trees on Lot 7 that will be removed and mitigated. A detailed tree survey and tree mitigation plan has been submitted for staff review.
<b>Screening:</b>	Screening is not required as the property is surrounded by non-residential properties.
<b>Façade Plan:</b>	A preliminary façade plan is not required for these two lots as one has been approved for the entire development.

Revised Conveyance Plat

The revised conveyance plat makes the following modifications:

- Reconfigures the lots by increasing the area of Lot 6 and decreasing the area of Lot 7;
- Dedicates a fire lane, access, and utility easement between Lots 6 and 7;
- Abandons a 20 foot utility easement and dedicates a new 10 foot utility easement.
- Abandons a 15 foot water easement.

The revised conveyance plat conforms to the preliminary site plan.

**RECOMMENDATION:**

Recommended for approval subject to:

Revised Preliminary Site Plan

Approval of the tree survey and tree mitigation plan.

Revised Conveyance Plat

As submitted.